

Single Family Residence **RESIDENTIAL**

45 GREENACRES RD

RIVERSIDE, WA 98849

\$372,795 TopHap Estimate · \$241 / ft² · confidence 74 · as of Jul 14, 2026



1,544 ft²
LIVING AREA

13.41 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$373K

\$274K low

\$471K high

Est. Owner Equity

\$281,977

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,539 (2026)
Assessed Value	\$338,700
Previous Assessed	\$330,000
Assessor Market Value	\$338,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	OKANOGAN
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1
FLOOD

91
WILDFIRE

23
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	2.9 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	3.4 mi
Washington Virtual Academy Omak High School	High	9–12	3.4 mi

District: Omak School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 98849

94 CRIME INDEX	103 AIR POLLUTION	2,442 POPULATION	\$51K MEDIAN IN-COME	44°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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